



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 FAX: 617/635-3435

The BACK BAY ARCHITECTURAL COMMISSION will hold a public hearing:

RECEIVED  
CITY CLERK'S OFFICE  
2012 AUG 31 A 10:55

DATE: Wednesday, 12 September 2012

TIME: 4:30 P.M. VIOLATIONS HEARING  
5:00 P.M. DESIGN REVIEW HEARING

BOSTON, MA

PLACE: Room 900 (BRA Board Room), ninth floor, Boston City Hall

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised to attend, unless indicated below. Sign language interpreters are available upon request.

**COMMISSION SITE VISITS ARE RECOMMENDED FOR ALL APPLICATIONS**

**4:30 P.M. VIOLATIONS HEARING**

**5:00 P.M. DESIGN REVIEW HEARING**

### I. Commercial Applications, Continued:

Application 13.054 443 Boylston Street

Applicant: dpb Design Consultants (expeditors): Relocate storefront entry; reconfigure ramp

5:15 P.M.

Application 13.064 607 Boylston Street

Applicant: Silverman Trykowski (arch'ts): Redesign curtain wall/fenestration/storefront systems

### II. Commercial Applications, New:

5:30 P.M.

Application 13.213 135 Newbury Street

Applicant: Phung/Porzio, Inc. (arch'ts): Replace stucco façade

5:45 P.M.

Application 13.214 167 Newbury Street

Applicant: Art Studio Sign & Neon (contractor): Replace basement-level signband

6:00 P.M.

Application 12.1218 221 Newbury Street (postponed from two previous hearings)

Applicant: S. Kacey Pohlad (tenant): Install fascia/window signage; selectively replace front-yard plant materials

6:15 P.M.

Application 13.219 304 Newbury Street

Applicant: Linear Retail Bston #10 LLC (owner): Modify storefront, basement areaway

### III. Residential Applications, Continued:

6:30 P.M.

Application 13.066 451 Marlborough Street

Applicant: Demolish single-story auditorium, construct five-story/nine-unit residential building on the site

### IV. Residential Applications, New:

7:00 P.M.

Application 13.205 146 Beacon Street

Applicant: John Gorman (consultant): Raise plane of penthouse roof, modify fenestration, relocate vents, etc.

7:15 P.M.

Application 13.217 159-161 Beacon Street

Applicants: Mark L. Ehrman & Fairfield Realty (owners): Remove/replace rear-yard tree

**V. Administrative Review / Approval:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval at this hearing:* [over]

## V. Administrative Review / Approval [continued]

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

**PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED** for the applications listed below: the electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness.

If you have any questions not addressed by the above information, please consult the staff at the telephone number above, or at [william.young@cityofboston.gov](mailto:william.young@cityofboston.gov). Thank you.

Application 13.216	<u>148 Beacon Street</u> : Replace 5 balcony doors, skylight
Application 13.220	<u>155 Beacon Street</u> : Replace solid balcony enclosure with metal railing system
Application 13.206	<u>241 Beacon Street</u> : Replace dormer trim, replicating original profiles/colors
Application 13.179	<u>259 Beacon Street</u> : Install metal stairs within mechanical areaway
Application 13.180	<u>283 Beacon Street</u> : Replace 3 units of window sash
Application 13.181	<u>285 Beacon Street</u> : Replace 6 units of window sash
Application 13.182	<u>323 Beacon Street</u> : Replace 23 units of window sash
Application 13.183	<u>339-341-343 Beacon Street</u> : Repair lintels/sills
Application 13.207	<u>369 Beacon Street</u> : Replace rear bay roof, copper gutter/downspout
Application 13.184	<u>520 Beacon Street</u> : Replace entry door/transom assembly, install entry sconces, street number
Application 13.185	<u>501 Boylston Street</u> : Install 4 units of signage, consistent with building's master sign plan
Application 13.186	<u>575 Boylston Street</u> : Replace signband panels
Application 13.187	<u>655-657 Boylston Street</u> : Replace rooftop telecommunications equipment
Application 13.208	<u>801 Boylston Street</u> : Replace rooftop telecommunications equipment
Application 13.221	<u>26 Commonwealth Avenue</u> : Replace front-yard Japanese maple with Kousa dogwood
Application 13.188	<u>58 Commonwealth Avenue</u> : Repoint masonry
Application 13.189	<u>144 Commonwealth Avenue</u> : Replace 3 units of window sash
Application 13.190	<u>172 Commonwealth Avenue</u> : Replace flat roofing mat'l, clad T1-11 penthouse elevation in copper
Application 13.209	<u>172 Commonwealth Avenue</u> : Repair front-yard curb, replace concrete entry walkway with bluestone
Application 13.226	<u>213 Commonwealth Avenue</u> : Repoint parapet, replace mansard slates, step flashing as needed
Application 13.153	<u>263 Commonwealth Avenue</u> : Replace 4 units of window sash
Application 13.191	<u>302 Commonwealth Avenue</u> : Replace 3 units of window sash, French door
Application 13.192	<u>50 Gloucester Street</u> : Repair brick, brownstone masonry
Application 13.212	<u>3 &amp; 5 Marlborough Street</u> : Replace entry-porch roof, repair masonry, install copper gutters, etc.
Application 13.193	<u>67 Marlborough Street</u> : Repair brick, brownstone masonry
Application 13.194	<u>121 Marlborough Street</u> : Replace stoop treads/landing
Application 13.210	<u>257 Marlborough Street</u> : Replace 6 pairs of French doors, skylight
Application 13.211	<u>294 Marlborough Street</u> : Remove masonry paint, replace window sash, rear-yard pavers, etc.
Application 13.195	<u>322 Marlborough Street</u> : Replace rear-yard ailanthus tree with Freeman ("Autumn Blaze") Maple
Application 13.196	<u>37 Newbury Street</u> : Repaint façade
Application 13.197	<u>139 Newbury Street</u> : Replace signage, consistent with building's master sign plan
Application 13.198	<u>181 Newbury Street</u> : Repoint party-wall masonry
Application 13.218	<u>201 Newbury Street</u> : Install signage, consistent with building's master sign plan
Application 13.215	<u>299 Newbury Street</u> : Install projecting sign from existing bracket
Application 13.199	<u>221 Newbury Street</u> : Re-install loose-valanced, open-sided awnings, with signage
Application 13.200	<u>240 Newbury Street</u> : Replace 2 projecting signs
Application 13.201	<u>244 Newbury Street</u> : Install basement-level signage
Application 13.202	<u>286 Newbury Street</u> : Replace signage

**PROJECTED ADJOURNMENT:** 7:30 P.M.

**DATE POSTED:** 30 August 2012

(After 5:30 P.M., enter City Hall through Dock Square entrance on Congress Street [across from Faneuil Hall].)

### Back Bay Architectural Commission

Anthony Casendino (Chair), Kathleen Connor (Vice-Chair);

John Christiansen, Iphigenia Demetriades, Patti Quinn, Patrick Sarkis, Cedric Tonello, Alfred Wojciechowski, *One vacancy*;

*Alternates:* Jane R. Moss, Susan-lee da Silva, Sharon Steinberg, Kenneth Tutunjian, *One vacancy*

cc: Applicants/Property Owners  
City Clerk  
Law Department

Mayor  
Office for Persons with Disabilities  
Architectural Access Board

Commissioners  
*Boston Courier; Back Bay Sun*  
Abutters (design review;  
from most recent tax lists)